

STAFF COMMENTS: 10/26/10

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

WORK MEETING / ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. DISCUSSION ITEM/GENERAL PLAN AMENDMENT To move forward on the approval process of the Public Lands phase of the General Plan the following has taken place: 1) Section V11: General Information regarding Private Land in Washington County was taken out of this draft document. This will give the water district time to respond to their issues of concern; 2) a letter and CD of the Public Lands draft portion of the General Plan was sent to all the incorporated cities and towns, with a request for comment (see letter attached); 3) the same format in #2 was given to Pete Kuhlmann, Washington County Emergency Manager to respond to sections relating to fire; and 4) all corrections noted at the previous meeting have been corrected in the newly revised draft copy 10-05-10. At the previous meeting, the County Commission asked for review on the topics below:

- 1) RS2477 Roads included - Review by Ron Whitehead
- 2) Water District Comments - Written comments coming from Barbara Hjelle
- 3) Cities to review
- 4) Review fire sections

Previously, John Willie has presented all the materials on the General Plan for the public lands portion reviewing Section I. Introduction to the General Plan; Section II. General Information regarding Public Lands in Washington County; Section III. The Bureau of Land Management; Section IV. The National Forest; Section V. Zion National Park; Section VI. School and Institutional Trust Lands; Section VII. General Information regarding Private Land in Washington County; and Appendix I. General Analysis of Each Wilderness Area, Community Maps and General Plan Map. This has been properly advertised and effected entities notified. The planning commission has made facts and findings recommending approval to the County Commission. This will go before the County Commission after further review. (See General plan document posted on the County Web www.washco.utah.gov Planning Dept. or as a PDF attachment on this item.

ITEM 3. DISCUSSION ITEM/ITEM/WIRELESS COMMUNICATION FACILITIES.

::Review : No Action: Recommendation for Ad :: You may recall the County Deputy Attorney, Rachelle Ehlert has been working with the planning commission on this ordinance for the past 7 months, since the implementation of pending Land Use Ordinance Review presentation on wireless communication facilities on March 9, 2010. This amendment will be for wireless communication facilities Chapter 21 of the Washington County Zoning Ordinance. Rachelle provided ordinance samples via e-mail and has recommended something similar to what St. George City has recently adopted. Staff agrees that these changes could be reviewed by going directly to the advertising process for a hearing on the 9th of November. (See copy of suggested ordinance amendment included herein)

ITEM 4. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting one (1) Conditional Use Permit Extension and Lot Line Determination. (Minutes attached)

ITEM 5. Action taken on Planning Items by the Washington County Commission on October 19, 2010, beginning at 4:00 p.m.: (a) Conditional use extension to mine cinders and operate a crushing operation at a community materials pit on BLM (Bureau of Land Management) land located near the town of Veyo...Sunroc Corp, applicant; (b) Conditional use extension on a gravel crusher at the Sorensen Pit within the M-1 zone, generally located 1 mile south of the Washington County Landfill...Western Rock Products/Bob Roth, applicant; and (c) Conditional use permit to construct a chlorination building on property located off Hwy 18 and at Frontier Rd. in Central. Dixie Deer Special Service District, applicant and Cindy Taylor Trucking & Construction, Inc., agent

ITEM 6. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**